

BURLINGTON FURNITURE- ZONING PERMIT - ADDITIONAL INFORMATION

The Burlington Furniture Company has been on Pine St at its present location 388 Pine St. since 1986.

We are proposing to move our operations to 747 Pine St

Our use of the new space will be the same as our present space. Our operation consists of retailing and warehousing of furniture and home furnishings.

Our present retail hours are Monday – Saturday 10 -6 pm, Sundays 12 – 5

Office staff arrive at 9 Monday – Friday.

We currently employ 9 full time employees and 3 part time employees.

As we are open 7 days a week our staff is spread out to cover all hours with Saturday being the busiest.

We anticipate that we will add 2 – 3 new employees as our business is growing.

We anticipate a max of 10 employees at any given time.

Furniture Retail is a very low use on the scale for Retail. We tend to be quiet on the weekdays and busier on weekends.

Our traffic is minimal as we are a destination. We see an average of 20 people per day.

Our proposed space hopefully will bring more customers and we anticipate it growing to 25 -30 people per day.

Parking: We encourage walking, bicycling and carpooling. Our daily parking for employees will be about 10 cars. Our building will have designated employee parking on the side and back of the building.

Customers often come in in couples or families. We anticipate 15 – 25 cars during the day with a max of 10 cars during peak lunch or weekend hours.

Phasing: We hope to begin fit-up directly after approval and plan on being open to the public by mid – November.

RECEIVED
AUG - 4 2015

DEPARTMENT OF
PLANNING & ZONING
AREA BREAKDOWN

BUILDING FOOTPRINT = 55,126 SF
TOTAL LEASE SPACE = 53,854 SF
TOTAL COMMON SPACE = 551 SF

MEASUREMENTS

LEASE 1 PROPORTION = 6,140 / 53,854 = 11.4%
11.4% OF 551 SF = 63 SF
6,140 SF + 63 SF = 6,203 SF TOTAL

LEASE 2 PROPORTION = 33,208 / 53,854 = 61.7%
61.7% OF 551 SF = 340 SF
33,208 SF + 340 SF = 33,548 SF TOTAL
RETAIL = 21,384 SF
WAREHOUSE = 10,694 SF
OFFICE = 1,470 SF

LEASE 3 PROPORTION = 6,767 / 53,854 = 12.6%
12.6% OF 551 SF = 69 SF
6,767 SF + 69 SF = 6,836 SF TOTAL

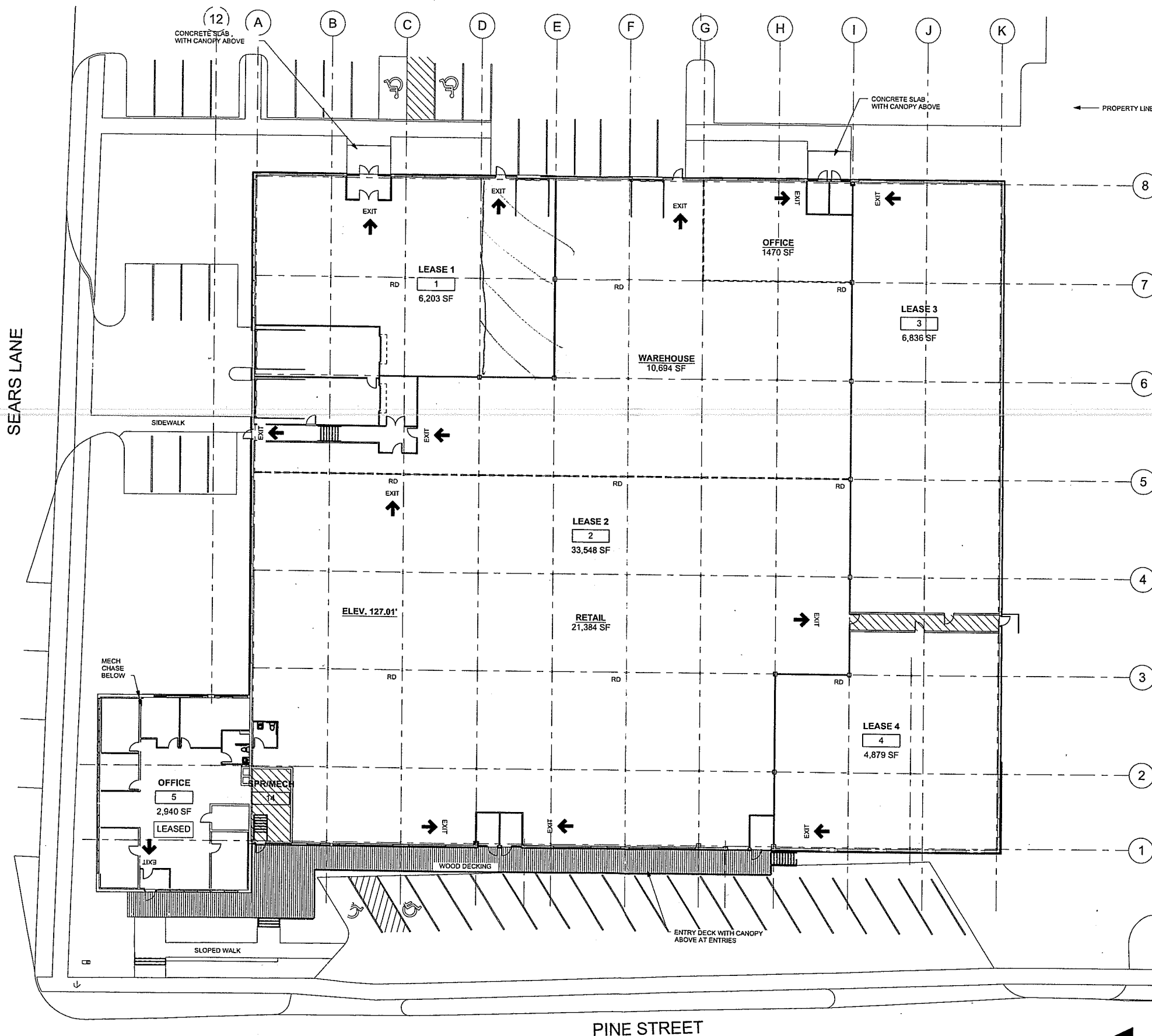
LEASE 4 PROPORTION = 4,829 / 53,854 = 8.9%
8.9% OF 551 SF = 50 SF
4,829 SF + 50 SF = 4,879 SF TOTAL

LEASE 5 PROPORTION = 2,910 / 53,854 = 5.4%
5.4% OF 551 SF = 30 SF
2,910 SF + 30 SF = 2,940 SF TOTAL

NOTE:
FOOTPRINT AREA MEASURED TO OUTSIDE
FACE OF FOUNDATION WALL

LEASE AREA MEASURED TO INSIDE FACE OF
CMU AT EXTERIOR WALLS, CENTERLINE OF
WALLS BETWEEN LEASE SPACES, AND
OUTSIDE FACE OF WALL BETWEEN LEASE
SPACE AND COMMON SPACE.

PARKING:
PARKING SPACES PROPOSED FOR THE
PROJECT = 90
ASSIGNED PARKING IS PER LEASE
AGREEMENT.



FLOOR PLAN

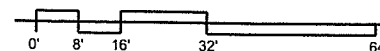
747 PINE STREET

08/04/2015

LEASE PLAN

PINE STREET

SCALE: 1" = 16'



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